RECORDING REQUESTED BY

CHICAGO TITLE COMPANY WHEN RECORDED, MAIL TO:

Paul, Hastings, Janofsky & Walker LLP 695 Town Center Drive, 17th Floor Costa Mesa, California 92626-1924

Attention: Clay H. Shevlin, Esq.

COPY of Decument Recorded

214) CO-1975274

Placing Deep compared with original.

On anial will be returned when processing has been completed.

1) SARGING LOUNTINGBISTING - RECORDER

MAIL TAX STATEMENTS TO: Sares-Regis Group, 18802 Bardeen Avenue, Irvine, California 92612-1521

91057494-X59 203023035-M19

(Space above for Recorder's Use Only)

Parcel No. <u>735/-02/-0</u>32

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

[Statement Of Tax Due and Request that Stamps not be Made Part of the Permanent Record to be filed separate from the Grant Deed.]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BOEING REALTY CORPORATION, a California corporation, formerly known as McDonnell Douglas Realty Company ("Grantor"), hereby GRANTS to P.T. West Associates, L.P., a California limited partnership, as to an undivided 97% interest as tenant in common, and Torrance-Cox LLC, a Delaware limited liability company, as to an undivided 3% interest as tenant in common (collectively, "Grantee"), the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (Parcel 2)

SUBJECT TO:

- 1. Current Taxes and Assessments.
- 2. All other exceptions to title set forth in that certain title policy issued in favor of grantee as of the date of recordation of this deed.

BRC\SARES\CLOSEDOX\DEED.3B 12/13/00 (1) 3. All rights or interests discoverable by inquiry of parties in possession and/or all rights or interests which would be disclosed by an inspection of the property conveyed hereby.

Grantor further hereby grants to Grantee and reserves for itself each and all of the easements and related rights and obligations as described in that certain Declaration and Grant of Easements and Reciprocal Easement Agreement recorded September 21, 2000 as Instrument No. 00-1482684, in the Official Records of Los Angeles County, California, in the Official Records of Los Angeles County, California, as modified by that certain First Amendment thereto recorded substantially concurrent herewith in the Official Records of Los Angeles County, California.

By accepting this Deed, the grantee hereunder (on behalf of itself, its successors and assigns and all future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof) covenants and agrees that it shall not cause or permit at any time the total Floor Area Ratio (defined as total square footage of improvements from time to time existing on the real property described herein divided by total square footage of said real property, or with respect to any future reconfigurations of same) to exceed 56.8%. This covenant shall run with the real property conveyed hereby and be binding upon and specifically enforceable against any present or future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof. The grantor hereunder reserves the right to enforce this covenant and/or assign the rights to enforce the same to any person(s) or entity(ies) at any time(s) and from time to time.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date indicated.

DATED: December 45, 2000

BOEING REALTY CORPORATION, a California CORPORATION

McDonnell Douglas Realty Company

STEPHEN J. BARKER

Tts: DIRECTOR-BUSINESS OPERATIONS

State of California

SS.

County of Los Angeles

On December 18, 2001 before me, Linda Carothers, Notary Public, personally appeared Stephen J. Barker personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



inda Carothers, Notary Public

PARCEL 1:

ALL OF LOT 17 AND THOSE PORTIONS OF LOT 16, 18, 19 AND 20 OF TRACT NO. 52172-02, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1238 PAGES 17 TO 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS DESCRIBED AS PARCEL 2 IN EXHIBIT "A" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT 99-2594, RECORDED DECEMBER 8, 2000 AS INSTRUMENT NO. 00-1917705, OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16, SOUTH 89 DEGREES 59 MINUTES 31 SECONDS WEST 500.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHERLY LINE, "NORTH" 798.71 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 440.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE NORTHERLY LINE OF LOT 18, SOUTH 86 DEGREES 30 MINUTES 05 SECONDS WEST 0.67 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 18, "SOUTH" 798.54 FEET TO THE SOUTHERLY LINE OF SAID LOTS 20, 17 AND 16 NORTH 89 DEGREES 59 MINUTES 31 SECONDS EAST 441.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, DRAINAGE, FIRE HYDRANTS, UNDERGROUND UTILITIES, AND EMERGENCY INGRESS AND EGRESS, AS CREATED BY THAT CERTAIN DECLARATION AND GRANT OF EASEMENTS AND RECIPROCAL EASEMENT AGREEMENT, RECORDED SEPTEMBER 21, 2000 AS INSTRUMENT NO. 00-1482684, OVER THOSE PORTIONS OF THOSE CERTAIN PARCELS OF LAND DESCRIBED AS PARCELS 1 AND 3 IN EXHIBIT "A" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT 99-2594, RECORDED DECEMBER 8, 2000 AS INSTRUMENT NO. 00-1917705, AS MORE PARTICULARLY DESCRIBED IN SAID DECLARATION, UPON THE TERMS, COVENANTS AND PROVISIONS THEREIN CONTAINED.

RECORDING REQUESTED BY

CHICAGO TITLE COMPANY WHEN RECORDED, MAIL TO:

Paul, Hastings, Janofsky & Walker LLP 695 Town Center Drive, 17th Floor Costa Mesa, California 92626-1924

Attention: Clay H. Shevlin, Esq.

COPY Cof Decimal Recorded 2:41

Has not been compared with original. Original will be returned when processing has been completed. LOS ANGELES COUNTY REGISTRAR - RECORDER

MAIL TAX STATEMENTS TO: Sares-Regis Group, 18802 Bardeen Avenue, Irvine, California 92612-1521

91057494-X59 203023035-M9

(Space above for Recorder's Use Only)

Parcel No. 7351-021-032

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

[Statement Of Tax Due and Request that Stamps not be Made Part of the Permanent Record to be filed separate from the Grant Deed.]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BOEING REALTY CORPORATION, a California corporation, formerly known as McDonnell Douglas Realty Company ("Grantor"), hereby GRANTS to SRG Torrance, L.P., a California limited partnership ("Grantee"), the real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE (Parcels 1 AND 3)

SUBJECT TO:

- 1. Current Taxes and Assessments.
- 2. All other exceptions to title set forth in that certain title policy issued in favor of grantee as of the date of recordation of this deed.
- 3. All rights or interests discoverable by inquiry of parties in possession and/or all rights or interests which would be disclosed by an inspection of the property conveyed

BRC\SARES\CLOSEDOX\DEED.3A 12/13/00 (1)



Grantor further hereby grants to Grantee and reserves for itself each and all of the easements and related rights and obligations as described in that certain Declaration and Grant of Easements and Reciprocal Easement Agreement recorded September 21, 2000 as Instrument No. 00-1482684, in the Official Records of Los Angeles County, California, as modified by that certain First Amendment thereto recorded substantially concurrent herewith in the Official Records of Los Angeles County, California.

By accepting this Deed, the grantee hereunder (on behalf of itself, its successors and assigns and all future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof) covenants and agrees that it shall not cause or permit at any time the total Floor Area Ratio (defined as total square footage of improvements from time to time existing on a respective Parcel described herein divided by total square footage of said respective Parcel) as to any legal parcel(s) conveyed hereby, or future reconfigurations of same, to exceed (a) as to Parcel 1 described on Exhibit A hereto, 52.0%, and (b) as to Parcel 3 described on Exhibit A hereto, 41.1%. This covenant shall run with the real property conveyed hereby and be binding upon and specifically enforceable against any present or future owner(s) and/or lessee(s) of any interest(s) in the real property conveyed hereby or any portion hereof. The grantor hereunder reserves the right to enforce this covenant and/or assign the rights to enforce the same to any person(s) or entity(ies) at any time(s) and from time to time.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed as of the date indicated.

DATED: December 18, 2000

BOEING REALTY CORPORATION, a California CORPIRATI

McDonnell Douglas Realty Company

STEPHEN J. BARKER

Its: <u>DIRECTOR-BUSINESS OPERATIONS</u>

State of California

SS

County of Los Angeles

On December 18, 2001 before me, Linda Carothers, Notary Public, personally appeared Stephen J. Barker personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Linda Carothers, Notary Public

ARCEL 1:

ALL OF LOT 15 AND THAT PORTION OF LOT 16 OF TRACT NO. 52172-02, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1238 PAGES 17 TO 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS DESCRIBED AS PARCEL 1 IN EXHIBIT "A" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT 99-2594, RECORDED DECEMBER 8, 2000 AS INSTRUMENT NO. 00-1917705, OFFICIAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 15 AND 16, SOUTH 89 DEGREES 59 MINUTES 31 SECONDS WEST 500.57 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF LOT 16, "NORTH" 798.71 FEET TO THE NORTHERLY LINE OF SAID LOT 16; THENCE ALONG SAID NORTHERLY LINE, NORTH 89 DEGREES 58 MINUTES 30 SECONDS EAST 205.81 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 368.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08 DEGREES 53 MINUTES 06 SECONDS, AN ARC LENGTH OF 57.07 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 882.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 08 DEGREES 51 MINUTES 36 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 27 MINUTES 05 SECONDS, AN ARC LENGTH OF 237.86 FEET TO THE NORTHEAST CORNER OF SAID LOT 15; THENCE LEAVING SAID NORTHERLY LINE OF SAID LOT 15, ALONG THE EASTERLY LINE OF SAID LOT 15, SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST 789.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15, ALONG THE FASTERLY LINE OF SAID LOT 15, SOUTH 00 DEGREES 03 MINUTES 37 SECONDS EAST 789.64 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15 AND THE POINT OF BEGINNING.

PARCEL 3:

THOSE PORTIONS OF LOT 18, 19 AND 20 OF TRACT NO. 52172-02, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1238 PAGES 17 TO 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS DESCRIBED AS PARCEL 3 IN EXHIBIT "A" OF THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT 99-2594, RECORDED DECEMBER 8, 2000 AS INSTRUMENT NO. 00-1917705, OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 18, SOUTH 86 DEGREES 30 MINUTES 05 SECONDS WEST 0.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY LINE OF LOT 18, "SOUTH" 798.54 FEET TO THE SOUTHERLY LINE OF SAID LOT 20, SOUTH 89 DEGREES 59 MINUTES 31 SECONDS WEST 346.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 20, 19 AND 18, NORTH 00 DEGREES 23 MINUTES 15 SECONDS WEST 690.86 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 45 SECONDS EAST 1.89 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 88 DEGREES 54 MINUTES 26 SECONDS WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 35 MINUTES 39 SECONDS, AN ARC LENGTH OF 137.59 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 18, NORTH 86 DEGREES 30 MINUTES 05 SECONDS EAST 265.09 FEET TO THE TRUE POINT OF BEGINNING.